

WARRANTY DEED
Statutory Short Form

001762

KENNETH S. CORMIER, of Waterville, Kennebec County, Maine, for consideration paid, grant to JOSEPH Y. CORMIER of RFD #1, Box 7520, Oakland, Kennebec County, Maine 04963, with Warranty Covenants, the land in Waterville, Kennebec County, Maine, bounded and described as follows:

Being Lot #4 as shown on a Survey Plan entitled "Coolidge Street Subdivision" prepared by Rowe and Wendell dated May, 1987, and recorded in the Kennebec County Registry of Deeds on June 12, 1987, in Plan File D-87097.

NO TRANSFER
TAX PAID

Also conveyed herewith is a right-of-way in common with others for purposes of ingress and egress to and from the above described lot to Washington Street.

This conveyance is subject, however, to the following restrictions which shall run with the land and be binding upon the Grantee herein and his successors and assigns:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situated on said land be used for business or manufacturing purposes; that no outbuilding shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand (\$40,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of the street and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

45-32

5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.

6. The exterior or any building constructed on the premises shall be completed within one (1) year from the date of issuance of the City of Waterville building permit.

Meaning and intending hereby to convey the same premises described in a Warranty Deed from Kennebec Valley Associates, Inc. to Kenneth S. Cormier dated April 30, 1990, and recorded at the Kennebec County Registry of Deeds.

Date: 1-24-92

Signed, Sealed and Delivered
in the presence of:

[Signature]

Kenneth S. Cormier
Kenneth S. Cormier

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: 1-24, 1992



Then personally appeared the above-named Kenneth S. Cormier and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Virginia A. Demo
Notary Public
Print Name Virginia A. Demo
My Commission Expires 1991

RECEIVED KENNEBEC CO.

1992 JAN 27 AM 9:00

- 2 -

ATTEST: *[Signature]*
REGISTER OF DEEDS